

Egremont Housing Committee Minutes

January 11, 2021
Meeting Held via ZOOM

In Attendance:

Committee Members: Joan Goodkind, Fred Gordon, Mark Holmes,
Craig Barnum, Richard Allen

Guest: Richard Stanley

Meeting called to order by Joan Goodkind at 5:05 p.m.

The December 8, 2020, meeting minutes were approved.

Egremont Housing Trust (EHT)

Still awaiting approval from IRS which is expected in January 2021. Louann Harvey is giving strong consideration to joining the Board. Ideally, the Trust would prefer 5-7 Directors. Current Board Members are:

Richard Allen

Laura Allen

Fred Gordon

Richard Stanley

Buzz McGraw (tentative)

Development of Town Property

Richard Stanley presented the Housing Committee (HC) with an update on the CDC's review of the Town property. He understands that the HC prefers home ownership on the property, and not rental units. He consulted with an engineer to do a further review of the property for the CDC, and the fee was \$6,000.00. George McGurn told him that Town money was not available at this time.

Richard Stanley and the HC discussed the site plan drafted by Jim Scalise, at Joan's request, showing the potential for placing up to 17 units on the Transfer Station Site.

Discussion continued on the desirability/feasibility of placing so many units on a property. The general consensus of the HC was that 17 units would not be desirable, both from an aesthetic view, and in consideration of the

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neighborhood and abutters. Talk centered on reducing the number of units to 4 - 8.

Richard Stanley emphasized that without money, it is generally impossible to get started on affordable housing and that the HC should take up the task of producing a detailed estimate (spreadsheet) of site preparation plans and costs (excavation, roads, septic, wells) that can be presented to the Select Board. Only then can fundraising begin in earnest.

The HC discussed the feasibility of providing these costs on our own. Joan is going to contact Jim Scalise and White Construction to determine the cost of providing a detailed plan. If the Housing Trust cannot provide such funds, then Joan will request that amount from the Town budget for the coming fiscal year.

Mark Holmes will send information to Richard Stanley on Modular Housing and Fred Gordon will send him the Environmental Impact Study on the Property.

Mark will also talk to Caroline Valle, CEO, Habitat for Humanity, to gain an update on their current activities and appetite for developing the Egremont Transfer Site.

The next meeting date is still under consideration.

The meeting adjourned at 6:25.

Respectively submitted,
Fred Gordon